

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Nellore Municipal Corporation – Certain variation in the Master Plan - Change of land use of the land from Residential use zone to Commercial use in Plot Nos.8, 9 and 10, S.No.2041/1, L.P.No.35/2003/N near Vedayapalem, Nellore Municipal Corporation to an extent of 1003.53 Sq.Mtrs. - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 403

Dated the 23rd June, 2009.

Read the following:-

1. G.O.Ms.No.969 MA., dated 21.11.1978.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1057/2004/N, dated 29.3.2004.
3. Government e Memo. No.70568/MAU/H/2004-1, Municipal Administration and Urban Development Department, dated 21.7.2004.
4. Government Memo. No.7392/H1/2004-2 & 3, Municipal Administration and Urban Development Department, dated 16.3.2005 and 28.1.2006.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.2518/2005/G, dated 2.4.2009.
6. Government Memo. No.7392/H1/2004-4, Municipal Administration and Urban Development Department, dated 20.5.2009.
7. From the Commissioner of Printing, A.P. Extraordinary Gazette No.244, Part-I, dated 23.5.2009.

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ORDER:

The draft variation to the Nellore General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.969 MA., dated 21.11.1978, was issued in Government Memo. No. 7392/H1/2004-4, Municipal Administration and Urban Development Department, dated 20.5.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 2.4.2009 has stated that, the Commissioner, Nellore Municipal Corporation has informed that the applicant has paid an amount of Rs.40,160/- (Rupees Forty thousand one hundred and sixty only) towards development charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Nellore.

The Municipal Commissioner, Nellore Municipal Corporation, Nellore District.

Copy to:

The individual through the Municipal Commissioner, Nellore Municipal Corporation, Nellore District.

The District Collector, Nellore District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nellore Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 244, Part-I, dated 23.5.2009 as required by clause (b) of the said section.

VARIATION

The site in Plot Nos.8, 9 and 10, S.No.2041/1, L.P.No.35/2003/N near Vedayapalem, Nellore Municipal Corporation to an extent of 1003.53 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Nellore Town sanctioned in G.O.Ms.No. 969 MA., dated 21.11.1978, is designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP. No.03/2005/N, which is available in Municipal Corporation, Nellore Town, **Subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall leave 6 Mtrs., front setback for off street parking space.
8. All amenities in the layout area shall be fully developed as per rules in force otherwise the Municipal Commissioner, Nellore Municipal Corporation shall be responsible for the same.

SCHEDULE OF BOUNDARIES

North : 40 feet wide road of L.P.No.35/2003/N.
East : Plot No.11 as per layout.
South : Plot Nos.24, 25 & 26 as per layout.
West : G.N.T.Road.

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER